

**APPROVED 2/25/09**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES**  
**Inland Wetlands Commission**

Minutes of the Inland Wetlands Commission meeting held on Wednesday, December 17, 2008 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 PM.

**MEMBERS PRESENT:**

Mark Trojanowski, Chairman  
Edward Bruce, Vice Chairman  
Ronald Penton, Secretary  
Leroy Gould  
Steve Nugent  
John Gilchrist, Alternate, sitting  
Frank Bumsted, Alternate, sitting  
Stephen Darley, Alternate

**ABSENT MEMBERS:**

William Leiserson  
Pamela Sletten

**OTHERS:**

Alan Fredricksen, Land Use Administrator  
Jonathan Bodwell, Town Engineer  
Lisa Raccio, Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Trojanowski Chairman, called the meeting of the Inland Wetlands Commission to order at 7:03 PM and introduced the Commission and town staff. He then explained the procedure for the public hearing. Mr. Trojanowski asked Mr. Fredricksen, Land Use Administrator, if there were any changes to the agenda. Mr. Fredricksen stated that application #I08-14, 208 Quinnipiac Avenue, has been postponed to the January 28, 2009 meeting.

Mr. Penton read the call for the first public hearing.

1. #I08-13      Application of Haven West, LLC, Owner and Applicant, relative to 222 McDermott Road, (Map 3, Lot 5), seeking Subdivision Referral. Plan Entitled: Subdivision Map, Prepared For: Crystal Developers, LLC, 222 McDermott Road, North Haven, Connecticut. Prepared by Milone & MacBroom, Dated June 30, 2008, rev. 10/27/08. Scale 1" = 50'. IL-30 Zoning District.

Attorney Michael Brandi presented the application for a Subdivision Referral for 222 McDermott Road. The applicant is proposing to split off 3.5 acres in the rear of the site that would create two parcels. The size of the building on the front of the parcel limits access to the rear of the site. Access will be to the south of the site off of McDermott Road. Attorney Brandi then reviewed the Engineering and Land Use comments. Mr. David Lord, Soil Scientist, described and answered questions from the Commission regarding the plant species and soil conditions in the wetlands.

Mr. Trojanowski asked for public comment. There was none.

There being no questions, the public hearing was closed.

2. #I08-14 Application of 208 Quinnipiac Avenue, LLC (c/o Saleem Khan), Applicant and Owner, relative to 208 Quinnipiac Avenue, (Map 11, Parcel 35), seeking Permit To Conduct Regulated Activity and Site Plan Referral. Plan Entitled: Site Development Plan, (Wetlands Buffer Restoration), Property of 208 Quinnipiac Avenue, LLC, 208 Quinnipiac Avenue – North Haven, Connecticut. Prepared by Godfrey-Hoffman Associates, LLC, Dated 11-25-08. Scale 1" = 20'. Il-30 Zoning District.

This application is postponed to the January 28, 2008 meeting.

Mr. Penton read the call for the last public hearing.

3. #I08-15 Application of Raymour & Flanigan Furniture, Applicant, North Haven Property, LLC, Owner, relative to 70 Universal Drive, (Map 11, Lot 2), seeking Site Plan Referral. Plan Entitled: Site Improvement Plan Set, for Raymour & Flanigan Furniture, Parcel Id 134480, 70 Universal Drive, New Haven County, North Haven, Connecticut. Prepared by Bohler Engineering, Dated 11/26/08. Scale 1" = 40'. Il-30 Zoning District.

Mr. Steve DeCoursey with Bohler Engineering presented the application for a Site Plan Referral to permit the change of use of 6,800 square feet of retail space to a restaurant. (Longhorn Steakhouse) Minimal site work is being proposed. There will be no disturbance to the wetlands. He then reviewed the Land Use comments. Mr. Fredricksen stated that a dumpster will be stored in an enclosed portion of the building. The Commission asked a few more questions and Mr. DeCoursey responded

Mr. Trojanowski asked for public comment. There was none.

There being no questions, the public hearing was closed.

**INFORMAL:** None

**OTHER:**

441 State Street, Tire Pond

Town Attorney Walter Spader, Jr., Mr. Alan Fredricksen, Land Use Administrator, and Mr. Jonathan Bodwell, Town Engineer, answered questions from the Commission regarding the Tire Pond issue. Attorney Spader, Jr. stated that the second RFP for additional filling of the pond has been cancelled.

Mr. Penton would like something in writing from the DEP regarding the rewriting of the second RFP with clarification of the Commission's involvement. Mr. Penton would also like a procedure set up for receiving permission to visit the site. He also questioned why so much fill is needed and would like an explanation from a DEP engineer.

#### 2516 Ridge Road, Permitted Use as of Right

Town Engineer, Jonathan Bodwell, addressed the Commission regarding the fire pond which is no longer in use and needs to be filled. He explained his proposal for filling the pond. The Commission asked questions and Mr. Bodwell responded.

#### **DELIBERATIONS:**

1. #I08-13 Application of Haven West, LLC, Owner and Applicant, relative to 222 McDermott Road.

Mr. Bumsted moved to approve the application and send a positive Subdivision Referral to the Planning and Zoning Commission; Mr. Penton seconded the motion. The Commission voted as follows:

Trojanowski - aye Bruce - aye Penton – aye Gould - aye Nugent – aye Gilchrist – aye  
Bumsted - aye

This application was approved with conditions.

3. #I08-15 Application of Raymour & Flanigan Furniture, Applicant, North Haven Property, LLC, Owner.

Mr. Bumsted moved to approve the application and send a positive Site Plan Referral to the Planning and Zoning Commission; Mr. Penton seconded the motion. The Commission voted as follows:

Trojanowski - aye Bruce - aye Penton – aye Gould - aye Nugent – aye Gilchrist – aye  
Bumsted - aye

This application was approved with conditions.

#### **BOND RELEASES & REDUCTIONS: None**

#### **MINUTES:**

October 22, 2008

Mr. Gilchrist moved to approve the minutes of the October 22, 2008 meeting;  
Mr. Bumsted seconded the motion. The Commission voted as follows:

Bruce - aye Penton – aye Nugent – aye Gilchrist – aye Bumsted - aye

#### **ENFORCEMENT ACTIONS:**

**EXTENSIONS:** None

**PERMITTED USES AS OF RIGHT:** None

**CORRESPONDENCE:** Conn. Federation of Planning & Zoning Agencies,  
Quarterly, Fall 2008  
Connecticut Wildlife, November/December 2008

**ADJOURN:**

Mr. Penton moved to adjourn the meeting; Mr. Gould seconded the motion. The meeting was adjourned at 8:46 PM.